

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD OF DIRECTORS' MEETING

WEDNESDAY AUGUST 28, 2024

MINUTES

In Attendance: Scott Ghysels, President; Conrad Ricklefs, VP; Jess Crum, Secretary; Eileen Sciscoe, Treasurer; Susan Blanchard, Recreation Director; Tracy Smolder, Trustee; Kat DeFabrizio, Trustee; Jess Hatke, Office Manager; Beth Festa, Bookkeeper
George Tadiello, Member; Devan Welch, Member; Diane Wachtell, Member; Jen Kowal, Member

Call to order: 7:39 pm

1. Reading of the Minutes of the July 17, 2024 Meeting. Motion to waive reading by Susan. Request to have meeting minutes read. Scott reads full meeting minutes from July 17, 2024. Motion to accept minutes by Scott, 2nd by Susan. All accepted.

2. Board Reports.

a. Vice President

- i. Announcement of Beth leaving her bookkeeping job here at LCPOA. The job opening has been posted and current resumes are being screened. Interviews will be set up after the Labor Day Holiday.
- ii. Discussion of clubhouse inspections. Conrad had the month of August inspection duty and found substantial issues with the cleanup of the clubhouse as one of the parties did not clean at all after their party. Additionally, the heat was turned up.

b. Treasurer

- i. Things are in check right now. The budget will need to be prepared for the October meeting.

c. President

- i. Scott is discussing the budget preparations that need to be done for October. We have the issue of the Structural Integrity Act this year and need to budget for this. Scott met with Kipcon and spent a day going through the buildings, beach houses, courts, roads

and dams. Basically anything that is a “structure” is considered part of the study. The requirement is that we have reserve studies conducted of our funds and have set aside all of the values of our replacement costs for all of our structures. The state is requiring us to put aside at least 10% of this number/year. State law prohibits us from using insurance funds or having an assessment to raise money to meet this need. The study results should be provided to us within this next month. Our bylaws limit our dues increases to 10%. If the Kipcon report requires us to raise dues more than 10% as our bylaws state, we may have to go to the attorney and then update bylaws and need to get this approved.

ii. New computers – Both Beth and Jess were given new computers in the office. When switching Beth’s computer, old software/system was trying to get transferred into the new computer and the system crashed. We currently use Tops software from 2000. It has been recommended to update technology and the software. There is typically a monthly subscription service for new technology. Monthly subscription costs range from \$400-\$1000/month. Scott was able to save LCPOA money however on the internet. He negotiated with Planet Networks to provide free service for phones and the internet. This switch should occur soon. Our former internet/phone was roughly \$280/month.

iii. Ballots will be created and mailed out end of September. We have many interim/replacement positions. Positions that will be open will include VP, Road, 1 Trustee, Building & Grounds and Secretary. Susan asked a question regarding positions that will become vacant. If nobody decides to run for this position, what occurs? Scott can appoint, but the person holding the seat is not automatically appointed.

iv. Scott has been getting pulled into some discussions with community members regarding issues that are not his responsibility with legal, roads and building & grounds issues. He has been fielding these issues and wanted to be sure that people are getting back in touch with members. Issues involving Hickory and Chestnut Tree need to be resolved.

v. Paper road between Wawayanda and Pond has a blockage. There has been a huge pile of dirt/gravel dumped blocking this road. The home on Wawayanda has reported people now walking/riding on their driveway to get onto paper road. This could cause a legal problem.

d. Recreation Director

- i. Labor day community party is Saturday, 8/31/24. All plans and food are set. Susan needs more volunteers to help clean up. Total spent is just under \$3000. Roughly 200 ppl RSVPd.
- ii. New idea: Firepit Fridays. Susan reached out to a few bands as she’s interested in acoustic bands. The event would run from 6-9 p.m.
- iii. Halloween Dance - set for October 26, 2024. Susan will be reaching out to DJ’s for pricing options for this event.
- iv. Breakfast with Santa on December 15th. Susan is seeking a Santa and potential a Ms. Clause to visit with the children in the community during the breakfast.

- v. Susan's current budget is reflective of coming in \$3000 under budget. She is currently looking into using the money towards the purchase of a new board for the lifeguards to use at the beach as our current board is partially damaged.
- vi. Bulk pick up/community garage sale - Susan is looking to schedule this event for the end of September or early October.
- vii. Susan is looking to purchase a new backstop//netting to run by the side of the volleyball court - lakeside to help prevent the volleyballs from rolling into the lake.

3. New Business

- a. Susan inquired if we can revisit the topic of serving on the board and receiving some type of benefit for volunteering time. In the past, there had been discussion about a potential discount on dues, free clubhouse rental, etc. but this discussion was never brought forward to the general public. There is potential for revisiting this topic next month as we also discuss the budget, but ultimately, this would have to be discussed by the general public.
- b. Eileen discussed how Veolia Water Company is chopping up roads - Lakeshore Drive East and Pine Terrace. There has been bad patchwork for the roads. They are leaving much gravel behind on the incline which could injure members. There needs to be some liability for leaving our roads in the conditions that they are left.

4. General Member Session:

- a. Diane Wachtel
 - i. Questions were raised regarding the board settlement as initial minutes did not include enough detail as to the money spent/gained from the lawsuit. How much did we settle for? What were the lawyer fees? Scott answered. The lawsuit began December 2020 before Scott was on the board. Dispute was that the municipal services reimbursement act said that the municipalities should reimburse private lake communities. We were never reimbursed the full amount. The town kept changing the percentage for how much we would be reimbursed. A coalition of Lake Associations got together and filed suit against the township. While the lawsuit was going on, the town was not reimbursing us at all. We had to pay out of pocket with no reimbursement from the town. Our budget dwindled. Our operating account was down to \$50,000 so the board made a decision to have an assessment to members \$175/member which would total \$120,400. We received \$105,000 as 87% of members paid. At the conclusion of this settlement, we calculated that we would be owed \$476,000. The settlement ended in Vernon Township taking over snowplowing. We netted \$192,000. Currently our operating budget is roughly \$480,000 cash. Diane was interested in reviewing these numbers, thinking ahead due to money required by the Structural Integrity Act.
- b. George Tadiello
 - i. There are boats across the street on the boat racks without stickers. He is worried that people are just not throwing boats up on the racks without proper registration. He suggests having the boats taken off the rack and then thrown

down in the basement to force people to report to the office.

ii. Digital Community Sign still being broken. Jess is getting a new computer. Apparently a new bluetooth connector is required. We will be getting this new bluetooth connector for the new office computer to see if we can get the sign to update.

iii. Ye Olde Tavern - there has been a car stuck in the woods for years. How can we have this removed? Jess will call the cops to report this.

iv. Safety Issue - a mini school bus on Wagonwheel and Cedar Tree ran through the stop sign and almost hit George. This is supposed to be a 4-way stop. Signs are missing to indicate this. There are currently only three stop signs in place. Roads director has reported that the sign is on order - George wants to know when the sign will be delivered and properly posted for the safety of the community.

v. The brush on the side of the roadways is overgrown. We used to have a service to cut everything back and had a service go out to bid. We cut this service to save costs to the community but it was discussed to send out a reminder to members asking them to trim back overgrown brush.

Motion to close BOD meeting by Scott. Second by Eileen. All in favor. BOD meeting closed at 9:09 p.m.